

CHALLAN
MTR Form Number-6

GRN MH006703018202021E		BARCODE		Date 07/11/2020-10:39:48		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name ARB2_AURANGABAD 2 JT SUB REGISTRAR				Full Name		Adv D D Jadhav	
Location AURANGABAD				Flat/Block No.		Plot no 21 Devanagari	
Year 2020-2021 From 06/11/2008 To 07/11/2020				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Shahanoorwadi	
1030072201 SEARCH FEE			325.00	Area/Locality		Aurangabad	
				Town/City/District			
				PIN		4 3 1 0 0 5	
				Remarks (If Any)			
				Plot no 15 CTS No 15298/37 Sheet no 300 Adem area 278.7 Sq Mts			
				Raoshan HSG Garkheda Aurangabad			
				Amount In Words			
			325.00	Three Hundred Twenty Five Rupees Only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572020110734903 IK0AUGMYT8	
Cheque/DD No.				Bank Date	RBI Date	07/11/2020-10:24:41 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Address of Branch				Scroll No. , Date		Not Verified with Scroll	

Document ID :

:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

Mobile No. : 9822515352

D.D.Jadhav

Advocate, District and Sessions Court.
Aurangabad.

OFFICE: , Plot No. 21, Flat No. 2, 21-Fortis Apartment, Behind Bharat Gas Agency, Deva-nagary,
Shahanoorwadi, AURANGABAD. 431005. Mobile No. 9822515352.

TITLE VERIFICATION / SEARCH REPORT

TITLE SEARCH REPORT IN RESPECT OF THE PROPERTY AGRICULTURAL LAND BEARING SURVEY NO. 08, PLOT NO. 15, C T S NO. 15298/37, SHEET NO 300, ADMEASURING AREA 278.7 SQ. MITER SITUATED AT RAOSHAN COOPARATIVE HOUSING SOCIETY, GARKHEDA, AURANGABAD TALUKA AND DIST: AURANGABAD, MAHARASHTRA STATE (INDIA), FOR THE PERIOD OF 13 YEARS I.E. FROM 2008 TO 2020.

As per the authority and instructions of M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni, R/o: Sarang Society, Aurangabad, I have taken title search of the aforesaid property. I have gone through all the relevant documents in respect of the above mention property and title index register available with the Sub Registrar's office at Aurangabad and took search for the 13 years on 07/11/2020 by depositing the requisite fee. Annexed herewith copy of challan GRN MH006703018202021E dated 07.11.2020.

1. That, the property under search is plot no. 15, C T S No. 15298/37, Sheet no. 300, in land bearing Survey No. 08, Raoshan Cooperative Housing Society, admeasuring area 278.7 Sq. Mtr. situated at Garkheda, Aurangabad, Taluka and Dist: Aurangabad, the boundary of the property is as under:

To the East	:	9.0 Miter Road. (30 Feet Road)
To the West	:	Alankar Housing Society.
To the South	:	Alankar Housing Society.
To the North	:	Plot no. 14, C T S No. 15298/36.

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2. That, the original owner of the land survey no 8 and 9 situated at Garkheda to the extent of 55 R and 1 H 47 R, C T S No. 15298 and 15297 was Fazal Ahmed Kha Mohd. Akhil Kha. That, on 17.09.1981 by way of registered sale deed no. 4635/1981 and 4636/1981, the earlier owner and possessor namely Fazal Ahmed Kha Mohd. Akhil Kha, has sold said plot to Raoshan Cooperative society through its Chief Promoter namely Arshad Kha Husain Kha Mrs. Accordingly the Raoshan Cooperative society was allotted the said plot to Khaleda Arif Mohd Badruddin Arif by way of allotment latter dated 20.03.1984 and as per allotment latter the Mutation entry was effect on P R Card. Since then the said property under the search is in the name of ownership and possession of the Khaleda Arif Mohd Badruddin Arif. Thereafter Khaleda Arif Mohd Badruddin Arif on 01.06.1997 file one application regarding the withdrawing membership and share form Raoshan Cooperative society through its G P A Holder namely Mirza Afjal Baig Mirza Ibrahim Baig and same was permitted by the said society and issued one No Objection Certificate on 24.06.1997 to Khaleda Arif Mohd Badruddin Arif. Since than the Khaleda Arif Mohd Badruddin Arif was absolute owner and possessor of the said plot.

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3. Thereafter in the year 1997 Khaleda Arif Mohd Badruddin Arif was sold out the said property to 1. Akhil Jafar Patel 2. Asad Jafar Patel u/g of real mother namely Jamila begam Jafar Patel by way of registered sale deed no. 2264/1997 dated 24.06.1997. Since the sale deed the 1. Akhil Jafar Patel 2. Asad Jafar Patel are owners and possessors of the said property. That, the names of 1. Akhil Jafar Patel 2. Asad Jafar Patel was recored on P R card by way of mutation entry. That, the Asad Jafar Patel is prepare one unregistered document is known as Hiba nama (Gift Deed) date 16.12.2016 in favour of his real brother namely Akhil Jafar Patel with consent of his mother namely Jamila Jafar Patel. And as per Hiba Nama the M E No. 18912 was affected on P R Card. Since the date of Hiba Nama i.e 13.12.2016 Akhil Jafar Patel was sole owner and possessor of the said property.
4. That, the Akhil Jafar Patel was sold out the said property to M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni by way of registered sale deed no. 5711/2020 dated 03.11.2020. Since the sale deed the M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni is owner and possessor of the said property.
5. That I have verified all relevant documents and also verified the index register and made search at Joint Sub Registrar office, Aurangabad.

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6. Conclusion:

After verifying all above mentioned documents and discussions, I have come to the conclusion that plot no. 15, C T S No. 15298/37, Sheet no. 300, in land bearing Survey No. 08, Raoshan Cooperative Housing Society, admeasuring area 278.7 Sq. Mtr. situated at Garkheda, Aurangabad, Taluka and Dist: Aurangabad as described by four boundaries in above paragraph. It appears that, the aforesaid property in the name of M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni, and it appears that, aforesaid property is free from any encumbrances.

In view of the above submissions and discussion, I hold an opinion that M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni, is lawful owner and possessor and has acquired clear and marketable title of the plot no. 15, C T S No. 15298/37, Sheet no. 300, in land bearing Survey No. 08, Raoshan Cooperative Housing Society, admeasuring area 278.7 Sq. Mtr. situated at Garkheda, Aurangabad, Taluka and Dist: Aurangabad as described by four boundaries above mentioned para.

Date: 08/11/2020.

Place: Aurangabad



D. D. JADHAV
Advocate

ADV. D.D. JADHAV
Dist & Session Court